

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 6, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, and Robert Spraeztz.

City Staff Present: Kevin Todd, Senior Planner; Pamela Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: June 15, 2015 APC Meeting Minutes

Motion: To approve the June 15, 2015 minutes.

Motion: Horkay; Second: Day; Vote: Approved 8-0.

Howard reviewed the meeting rules and procedures.

Case No. 1504-PUD-06

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Todd presented an update of the changes to the proposed ordinance and concept plan. He noted that the petitioner worked with the City on aligning the proposal with a comprehensive plan amendment that is being drafted for the Gateway area of the Junction District. He stated that the proposed permitted land uses, minimum building height, minimum building size, roof-top screening, and monument sign requirements were modified to align with the draft comprehensive plan amendment.

Birch Dalton, petitioner, thanked the commission and presented a brief overview of the revised concept plan.

Hoover asked if the building height for non-hotel buildings will default to the SR 32 Overlay District height requirement.

Todd responded that the SR 32 Overlay building height requirements would apply to this project.

Hoover also requested that the monument sign at the southwest entrance be half the proposed size. He suggested a maximum of 12 feet in height and a maximum of 120 square feet for this sign.

Dalton agreed to the reduction and agreed to modify the ordinance to reflect this change.

Motion: Forward 1504-PUD-06 to the City Council with a favorable recommendation with the following conditions:

1. That the monument signage standards in the PUD Ordinance be modified as follows:
 - a. One (1) monument sign is allowed on the northern portion of the Real Estate, and that that sign not exceed 25 feet in height and 250 square feet, per face; and,
 - b. One (1) monument sign is allowed near the southwest entrance of the Real Estate, and that that sign not exceed 12 feet in height and 120 square feet, per face.

Motion: Maue: Second: Kingshill: Vote: 8-0

Case No.: 1507-PUD-12

Description: Harmony PUD District Amendment
Estridge Development Management, LLC requests an amendment to the Harmony PUD Ordinance for modifications to various development standards and definitions applicable to the single-family lots and multi-family uses with the Harmony PUD District.

Lauer presented an overview of the proposal.

Motion: Forward 1507-PUD-12 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Spraeetz: Vote: 8-0

Case No: 1506-PUD-09

Description: Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger, P.C. requests a change of zoning of 34.4 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District.

Lauer presented an overview of the modifications to the proposed ordinance and concept plan since the public hearing.

Jon Dobosiewicz, Nelson & Frankenberger, presented a brief summary of the modifications to the ordinance and concept plan that were made since the public hearing. He noted that they also met with representatives of the Oak Manor and Oak Park subdivisions to review the change.

Kingshill stated that he does not believe the character of the proposed production home subdivision fits the character of the adjacent custom home neighborhoods.

Motion: Forward 1506-PUD-09 to the City Council with an unfavorable recommendation.

Motion: Kingshill: Second: Spraeetz: Vote: 6-2 (Horkay, Hoover).

Case No.: 1507-ODP-18 & 1507-SPP-18 [PUBLIC HEARING]

Description: Lantern Park PUD
NE corner of 161st Street and Union Street, just east of Cool Creek
Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Rubadue presented a summary of the overall development plan and primary plat.

Chris White, Site Solutions Group, briefly summarized the details of the project.

Public Hearing opened at 8:04 pm

No public comments.

Public Hearing closed at 8:05 pm

No action is required at this time.

Case No.: 1507-ODP-17 & 1507-SPP-17 [PUBLIC HEARING]

Description: Spring Mill Station SE Corner
Southeast corner of Springmill Road and 161st Street
Cooperstown Partners, LLC by Faegre Baker Daniels requests Overall Development Plan and Primary Plat review of 59 single family lots on 40.95 acres +/-, located in the Lantern Park PUD.

AND

Case No. 1507-DDP-11 {PUBLIC HEARING}

Description: CVS Pharmacy
Southeast corner of 161st Street and Springmill Road
TMC Indiana 2, LLC by American Structure point, Inc. request Detailed Development Plan review for a new 12,900 square foot pharmacy on approximately 1.32 acres +/-, located in the Spring Mill Station SEC PUD District.

Howard presented a summary of the overall development plan and primary plat for the southeast corner of 161st Street and Springmill Road. She also presented a summary of the detailed development plan for CVS Pharmacy.

Murray Clark, Faegre Baker Daniels, briefly presented the details of overall development plan and primary plat.

Jared Wilkerson, American Structurepoint, project engineer for CVS, presented the details of the CVS development plan.

Public Hearing opened at 8:16 pm

Brian Morales, 545 Kennard Lane: expressed concerned about entrances to CVS being too close to the roundabout and creating conflict points. He stated that the entrance does not comply with the concept plan found in the Spring Mill Station Master Plan.

Joe Plankis, 5145 Stockbridge: asked if the adjacent air strip to the south had been taken into consideration.

Scott Noyer, 168 West Tansey Xing: stated that he is opposed to this project. He said that he believes it will cause too much traffic in the area and does not want the property to be used commercially.

Public Hearing closed at 8:22 p.m.

Clark stated that the right-in/right-out entrances are appropriate and have been designed to be pedestrian-friendly. He added that the air strip to the south was explored. He concluded by stating that the Spring Mill Station Plan calls for area to be commercially-used, and that the proposal is consistent with the stated plan.

No action is required at this time.

Case No. 1507-SPP-16 [PUBLIC HEARING]

Description: The Junction

Northeast corner of SR 32 and US 31

Westfield-Washington School and Riverview Hospital by City of Westfield requests Primary Plat review of 4 lots on approximately 16.3 acres +/-, located in the Junction PUD and SF3 Districts.

Todd presented a summary of the proposed primary plat, adding that the plat is fully compliant with all applicable ordinances.

Public Hearing opened at 8:28 pm

James Folk, 217 Highwood Drive: asked if there will be an additional driveway or street added to the project in case of an emergency. He also wondered how the project would affect his property.

Scott Noyer, 168 Tansey Crossing: asked why the private Shamrock Boulevard was being dedicated to the City as a public road. He also asked about the permitted uses, lot densities, and setback requirements.

Public Hearing closed at 8:35 pm

Todd explained the Thoroughfare Plan's plan for a new frontage road along the north side of SR 32, which should alleviate any emergency ingress/egress concerns in the future. He added that the primary plat proposal is about creating lots, not discussing land uses, which were determined when the property

was zoned a year ago.

No action is required at this time.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

No reports or comments

APC MEMBERS

No report

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

No report

ADJOURNMENT (8:40 pm)

Motion: Kingshill: Second: Spraetz: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton